



Building and Structure Permits

Fee Schedule

Effective

Aug 15, 2005

**This Fee Schedule is available on-line at
www.ci.san-jose.ca.us/building/**

Building and Structure Permits Fee Schedule

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Fee Estimates may be obtained from the Building Division for a cost of \$100 per hour. The Fee Estimate Request Form is available at www.ci.san-jose.ca.us/building/. Registered applicants may generate their own Fee Estimates and obtain Permits On-line at www.sjpermits.org.

| DUPLICATING FEES | |
|--|--|
| Assess a minimum document research fee of \$25.00 or an hourly rate of \$50.00 an hour plus the copy fees listed below | |
| 8 1/2" x 11" Photocopies 11" x 17" Photocopies | \$0.15 per page \$0.25 per page |
| 8 1/2" x 11" Microfilm/ Optical Record Copies Plans (Microfilm, Microfiche, or Blue Prints) | \$0.25 per page \$4.50 each sheet |
| Document Research | \$100.00 per hour, \$25.00 minimum |
| Duplicate job cards | \$35.00 minimum process fee for first 20 minutes or \$100.00 per hour |
| Plan Duplication Authorization Request | \$35.00 per required affidavit |
| Duplicate Plan Set | \$170.00 per hour (minimum charge – 1/2 hr) |

| SPECIAL SERVICES AND INSPECTION FEES | |
|--|--|
| Inspections outside of normal business hours | \$166.00 per hour (minimum charge - 4 hrs) |
| Re-inspection Fee | \$166.00 per hour |
| Inspection Services for which no fee is specifically indicated | \$166.00 per hour |
| Permit Processing Services for which no fee is specifically indicated | \$100.00 per hour |
| Expedited Inspection Fee | \$166.00 per hour |
| Guaranteed Next Day/Inspector of Record Surcharge | Additional 25% of Permit Fee |
| Permit time extension (180 days) Applies to permits that have not expired. | \$50.00 per permit folder |
| Address Assignment/Verification | \$200.00 minimum (2 hours) plus additional time at \$100.00 per hour |
| Temporary Certificate of Occupancy Fee (for each application and for any renewal(s)) | \$332.00 plus \$166.00 per hour after 4 hours |
| Re-roofing Permit (fee includes permit issuance, record retention, 75 minutes for up to two inspections, G.P. and SMIPA fees). | \$277.50 for Residential \$376.25 for Commercial/Industrial |

DEPOSIT - CONSTRUCTION & DEMOLITION DIVERSION PROGRAM

All projects requiring a building permit also require a CDDD Deposit. These include new construction, alteration and demolition work for both residential and non-residential projects. This is a deposit that is returned to applicants that meet the refund requirements set forth in the CDDD guidelines. Information on this program can be found at <http://www.sjrecycles.org/business/cddd.htm>

| Building Segment | Deposit per Sq. Ft. | Minimum Valuation | Maximum Sq. Ft. Subject to Deposit |
|----------------------------------|----------------------------|--------------------------|---|
| Residential new construction | \$0.20 | \$115,000 | 125,000 detached 100,000 attached |
| Non-residential new construction | \$0.10 | \$135,000 | 25,000 commercial 75,000 industrial |
| Residential alterations | \$1.16 | \$2,000 | None |
| Non-Residential alterations | \$0.35 | \$5,000 | None |
| Residential demolition | \$0.35 | \$5,000 | None |
| Non-residential demolition | \$0.10 | None | None |
| Roof project with tear-off | \$100.00 Flat Rate | None | None |

PERMIT FEES**PERMIT ISSUANCE**

| TYPE | FEE |
|-------------------------|--|
| Residential Permits | \$35.00 for the 1st trade permitted plus \$25.00 for each additional concurrent trade permitted or \$100.00 per hour of actual processing time which ever is greater |
| Non-Residential Permits | \$35.00 for the 1st trade permitted plus \$25.00 for each additional concurrent trade permitted or \$100.00 per hour of actual processing time which ever is greater |

RECORD RETENTION

| | |
|------------------|---|
| Record Retention | 10% of the total cost of the permit(s). Applies to permits for all trades with a minimum fee is \$15.00 and a maximum fee is \$2000.00 per permit form for retention of the documents except for electronic plan submissions of the City approved stamped plans which are 5% of the permit cost |
|------------------|---|

GENERAL PLAN UPDATE

| | |
|---------------------|--|
| General Plan Update | 1.25% of the total cost of the permit(s). Applies to most permit fees to cover the State-mandated requirement to annually update the City's General Plan |
|---------------------|--|

RESIDENTIAL BUILDING PERMITS

Residential Building and Combination Permit Fees shall be \$166.00 per hour for inspection time expended or the amounts set forth below, whichever is greater. The fees are based on the average number of inspection hours required to complete the project. These Building Permit Fees are in addition to the Permit Issuance Fees set forth in Section 3.350.

Building Residential Permit Fee Table

*Maximum fee caps apply when multiple additions or alterations listed in this table are combined into a single permit

| <u>*Single Family Max Cap</u> | <u>Cap Hrs</u> | <u>Trades Associate</u> | <u>Cap Fee</u> | <u>Size and Trade Modifiers</u> <u>(additional increments are in hours)</u> |
|-----------------------------------|-----------------------|-------------------------|-----------------|--|
| Single Family Tracts – 1 Story | 12.0 | BPME | \$1,992.00 | |
| Single Family Tracts – 2 Story | 14.0 | BPME | \$2,324.00 | |
| Custom Homes – 1 Story | 15.0 | BPME | \$2,490.00 | |
| Custom Homes – 2 Story | 17.0 | BPME | \$2,822.00 | |
| <u>*Add/Alt Combo Max Caps</u> | <u>Base Cap Hours</u> | | <u>Base Fee</u> | |
| Alteration (A1 and A2) | 6.00 | BPME | \$996.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Addition (A1) | 8.50 | BPME | \$1,411.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Add/Alt (A1) | 9.00 | BPME | \$1,494.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Addition (A2) | 10.50 | BPME | \$1,743.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Add/Alt (A2) | 11.00 | BPME | \$1,826.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| RS Garage | 5.00 | BPME | \$830.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Accessory | 5.00 | BPME | \$830.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Combo (add/alt, garage, acc) | 11.00 | BPME | \$1,826.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| <u>New Construction Dwellings</u> | <u>Base Hrs</u> | | <u>Base Fee</u> | |
| Multifamily | 6.00 | BPME | \$996.00 | for first 1,000 sq ft + .004 hrs ea add sq ft |
| Single Family Tracts 1 Story | 9.00 | BPME | \$1,494.00 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Single Family Tracts – 2 Story | 10.0 | BPME | \$1,660.00 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Custom Homes – 1 Story | 12.0 | BPME | \$1,992.00 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Custom Homes – 2 Story | 13.0 | BPME | \$2,158.00 | for first 2,000 sq ft + .003 hrs ea add sq ft |
| Modular Home | 5.00 | BPE | \$830.00 | for first 1,000 sq ft + .03 hrs ea add sq ft |
| <u>MF Garage</u> | <u>Base Hrs</u> | | <u>Base Fee</u> | |
| Attached Framed | 2.00 | B | \$332.00 | for first 500sq ft + .0015 hrs ea add sq ft |
| Attached Masonry | 3.00 | B | \$498.00 | for first 500sq ft + .002 hrs ea add sq ft |
| Attached Open Carport | 1.5 | B | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Framed | 2.0 | B | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Masonry | 3.0 | B | \$498.00 | for first 500 sq ft + .002 hrs ea add sq ft |
| Detached Open Carport | 1.5 | B | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Type I Closed | 20.0 | BPME | \$3,320.00 | for first 15,000 sq ft + .001 hrs ea add sq ft |
| Type I Closed Sprinklers | 20.0 | BPME | \$3,320.00 | for first 15,000 sq ft + .001 hrs ea add sq ft |
| Type I Open | 18.0 | BPE | \$2,916.00 | for first 15,000 sq ft + .001 hrs ea add sq ft |
| Type I Open sprinklers | 18.0 | BPE | \$2,916.00 | for first 15,000sq ft + .001 hrs ea add sq ft |

| Building Residential Permit Fee Table (continued) | | | | |
|---|-----------------|---------------|-----------------|--|
| <u>Addition</u> | <u>Base Hrs</u> | | <u>Base Fee</u> | |
| Habitable area added (A1) | 7.00 | BME | \$1,162.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Habitable area added (A2) | 8.50 | BME | \$1,411.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Complete Rebuild (E) | 12.0 | BPME | \$1,992.00 | for first 2000 sq ft + .003 hrs ea add sq ft |
| Complete Rebuild (A2) | 13.0 | BPME | \$2,158.00 | for first 2000 sq ft + .003 hrs ea add sq ft |
| Pool Cabana | 8.5 | BPME | \$1,411.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Basement to Build | 3.5 | B | \$581.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Basement to Finish | 4.0 | BME | \$664.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Room to Build | 3.5 | B | \$581.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Unfinished Room to Finish | 4.0 | BME | \$664.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| <u>Alterations</u> | <u>Base Hrs</u> | <u>Trades</u> | <u>Base Fee</u> | <u>Size and Trade Modifiers</u> |
| Alteration Structural | 3.00 | B | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Alteration Nonstructural | 2.00 | B | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Attic Conversion | 4.00 | BME | \$664.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Awnings Aluminum | 0.50 | B | \$83.00 | for the first 1 + .1665 hrs ea add item |
| Awnings Canvas | 0.50 | B | \$83.00 | for the first 1 + .1665 hrs ea add item |
| Balcony | 2.00 | B | \$332.00 | for the first 500 + .0015 hrs ea add sq ft |
| Bath Major Alt (fixtures moved) | 3.00 | BPME | \$498.00 | for the first 1 + 1.00 hrs ea add item |
| Bath Minor Alts | 1.5 | BPME | \$249.00 | for the first 1 + 1 hr ea add item |
| Bay windows # | 1.00 | B | \$166.00 | for the first 1 + 0.25 hrs ea add item |
| Bay windows # (w/Floor) | 3.00 | B | \$498.00 | for the first 1 + 0.5 hrs ea add item |
| Covered Porches | 2.50 | B | \$415.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Decks 1 Story | 1.00 | B | \$166.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Decks 2nd Story | 2.00 | B | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Dishes >2' | 0.50 | B | \$83.00 | for the first 1 + 0.25 hrs ea add item |
| Fireplace (chimney rebuild) # | 1.00 | B | \$166.00 | for the first 1 + 0.5 hrs ea add item |
| Fireplace (complete rebuild) # | 2.00 | B | \$332.00 | for the first 1 + 1 hr ea add item |
| Foundation Bolting (Ln Ft) | 1.00 | B | \$166.00 | for first 100 sq ft + .0015 hrs ea add sq ft |
| Foundation Pier Blocks (each) | 1.00 | B | \$166.00 | for the first 10 + .0415 hrs ea add item |
| Foundation Pier Posts (each) | 1.00 | B | \$166.00 | for the first 10 + .0155 hrs ea add item |
| Foundation Repairs (Ln Ft) | 1.50 | B | \$249.00 | for first 100 sq ft + .0015 hrs ea add sq ft |
| Garage Conversions | 3.50 | BME | \$581.00 | for first 500 sq ft + .003 hrs ea add sq ft |
| Kitchens Major (Struct Alt) | 3.00 | BPME | \$498.00 | for the first 1 + 0.2 hrs ea add item |
| Kitchens Minor | 2.00 | BPME | \$332.00 | for the first 1 + 1 hr ea add item |
| Patio Covers (lattice) | 0.50 | B | \$83.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (metal) | 0.50 | B | \$83.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (wood) | 1.00 | B | \$166.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Residing/Stucco | 1.50 | BE | \$249.00 | |
| Roof structural replacement | 2.50 | B | \$415.00 | for first 500 sq ft + .001 ea add sq ft |
| Screen Room (2 sided) | 1.50 | BE | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Screen Room (3 sided) | 1.50 | BE | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Skylights domes # | 0.50 | B | \$83.00 | for the first 1 + .0835 hrs ea add item |
| Skylights non-structural # | 1.00 | B | \$166.00 | for the first 1 + .1665 hrs ea add item |
| Skylights structural # | 1.00 | B | \$166.00 | for the first 1 + .25 hrs ea add item |
| Walls (bearing) | 2.00 | BE | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Walls (non-bearing) | 1.50 | BE | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Walls (plumbing) | 2.00 | BPE | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Windows/Doors # | 2.00 | B | \$332.00 | for the first 1 + .0835 hrs ea add item |
| Work Shop | 2.00 | B | \$332.00 | for first 500 sq ft + .003 hrs ea add sq ft |

| Building Residential Permit Fee Table (continued) | | | | |
|---|-----------------|---------------|-----------------|--|
| <u>RS Garage</u> | <u>Base Hrs</u> | <u>Trades</u> | <u>Base Fee</u> | <u>Size and Trade Modifiers</u> |
| Attached Framed | 2.00 | B | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Attached Masonry | 3.00 | B | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Attached Open Carport | 1.50 | B | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Framed | 2.00 | B | \$332.00 | for first 500 sq ft + .0015 ea add sq ft |
| Detached Masonry | 3.00 | B | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Detached Open Carport | 1.50 | B | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Garage Move | 1.50 | B | \$249.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| <u>Accessory Site</u> | | | | |
| Antenna Tower <=30' | 1.00 | B | \$166.00 | for the first 1 + .25 hrs ea add item |
| Antenna Tower >30' | 1.00 | B | \$166.00 | for the first 1 + .25 hrs ea add item |
| Accessory Structure (wood) | 2.00 | B | \$332.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Accessory Structure (masonry) | 3.00 | B | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Decks Detached | 1.00 | B | \$166.00 | for the first 500 sq ft + .0015 ea add sq ft |
| Dishes >2'# | 0.50 | B | \$83.00 | for the first 1 + .25 hrs ea add item |
| Fence (masonry) | 1.50 | B | \$249.00 | for first 1,000 sq ft + .001 hrs ea add sq ft |
| Fence (wood, chain link) | 1.00 | B | \$166.00 | for first 1,000 sq ft + .0005 hrs ea add sq ft |
| Fence (wrought Iron) | 1.00 | B | \$166.00 | for first 1,000sq ft + .0005 hrs ea add sq ft |
| Patio Covers (lattice) | 1.00 | B | \$166.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (metal) | 1.00 | B | \$166.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Patio Covers (wood) | 1.00 | B | \$166.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Retaining walls (masonry) | 2.00 | B | \$332.00 | for first 500 sq ft + .001 hrs ea add sq ft |
| Retaining walls (wood) | 1.50 | B | \$249.00 | for first 500 sq ft + .001 hrs ea add sq ft |
| Spa/Hot Tub (plaster) | 3.00 | BPE | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Storage Shed (masonry) | 3.00 | B | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Storage Shed (wood) | 2.00 | B | \$432.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Swimming pool (Fiberglass) | 2.50 | BPE | \$415.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Swimming pool (plaster) | 3.00 | BPE | \$498.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| Swimming pool (vinyl) | 2.50 | BPE | \$415.00 | for first 500 sq ft + .0015 hrs ea add sq ft |
| <u>Move</u> | | | | |
| House Move | 7.50 | BPME | \$1,245.00 | for first 1,000 sq ft + .03 hrs ea add sq ft |
| | | | | |

Application of table - The above table is based on an assumed average inspections hours per category and a billable hourly rate of \$166.00 an hour. The total hours purchased (fee paid/\$166.00) will limit available inspection service allowed. If additional categories are identified that are not listed above the same fee methodology will be applied.

PLUMBING, MECHANICAL AND ELECTRICAL PERMITS

Plumbing, Mechanical and Electrical permits that are not part of the Residential combination permit will be based on either square footage or itemized fixtures. The fixtures tables should be used when there is no identifiable square footage.

Plumbing, Mechanical and Electrical Permits by Square Footage

| Category | <u>Cost per Trade* fee per square ft.</u> | <u>Minimum Assessed Fee</u> |
|--------------------------------|--|------------------------------------|
| Assembly Occupancies | \$ 0.10 | \$332.00 |
| Hazardous Use | \$ 0.22 | \$332.00 |
| Hotel/Motel | \$ 0.10 | \$332.00 |
| Kitchen | \$ 0.22 | \$332.00 |
| Manufacturing | \$ 0.15 | \$249.00 |
| Medical/Dental Offices | \$ 0.15 | \$332.00 |
| Offices/Shell Speculative Uses | \$ 0.06 | \$249.00 |
| Parking Structure | \$ 0.01 | \$249.00 |
| Repair Garage, Gas Station | \$ 0.22 | \$332.00 |
| Research and Development | \$ 0.15 | \$332.00 |
| Restaurant/Market | \$ 0.22 | \$332.00 |
| Restrooms | \$ 0.22 | \$249.00 |
| Store/Retail | \$ 0.15 | \$249.00 |
| Server Farm | \$ 0.15 | \$249.00 |
| Warehouses | \$ 0.04 | \$249.00 |
| All Other | \$ 0.12 | \$249.00 |

- Note: In unusual cases involving the installation of special items, the Building Official may assess the fees based on other methods prescribed in the fee resolution.

| Electrical Fixture Table | | |
|---|-----------------|---------------------------|
| <u>Item</u> | <u>Unit Fee</u> | <u>Minimum Permit Fee</u> |
| Add Air Conditioning | \$55.00 | \$83.00 |
| Annual Maintenance Fee, Elect | \$1,992.00 | \$1,992.00 |
| Appliance New | \$28.00 | \$83.00 |
| Appliance, Replacement | \$28.00 | \$83.00 |
| Appliance Replacement (Multi Unit) | \$28.00 | \$83.00 |
| Billboards | \$166.00 | \$166.00 |
| Damage Survey Inspection | \$83.00 | \$83.00 |
| Elect By Inspection | \$83.00 | \$83.00 |
| Elect Equipment Reinstall (w/reroof) | \$28.00 | \$83.00 |
| Elect Repair (w/reroof) | \$28.00 | \$83.00 |
| Generators up to 5KW | \$28.00 | \$83.00 |
| Generators up to 10KW | \$41.50 | \$83.00 |
| Generators up to 150KW | \$83.00 | \$83.00 |
| Generators over 150KW | \$83.00 | \$138.00 |
| Landscape Partitions (per connection) | \$14.00 | \$83.00 |
| Light fixtures (New) | \$14.00 | \$83.00 |
| Light Fixtures (Replacement) | \$14.00 | \$83.00 |
| Light Poles | \$55.00 | \$249.00 |
| Motors up to 1/2HP | \$14.00 | \$69.00 |
| Motors up to 10HP | \$28.00 | \$83.00 |
| Motors up to 25HP | \$41.50 | \$83.00 |
| Motors up to 40HP | \$55.00 | \$83.00 |
| Motors up to 55HP | \$69.00 | \$883.00 |
| Motors up to 75HP | \$83.00 | \$83.00 |
| Motors over 75HP | \$110.00 | \$166.00 |
| Panel, Panelboards, Switchboard, Etc. | \$41.50 | \$83.00 |
| Photovoltaic System (Single Family) | \$166.00 | \$166.00 |
| Photovoltaic System (Multi Fam/Com/Ind) | \$166.00 | \$360.00 |
| Receptacles/Switches, New | \$14.00 | \$69.00 |
| Receptacles/Switches, Replacement | \$14.00 | \$69.00 |
| Service/Survey 1 meter up to 200A | \$55.00 | \$83.00 |
| Service/Survey 1 meter to 600A | \$83.00 | \$110.00 |
| Service/Survey 1 meter up to 1,200A | \$110.00 | \$221.00 |
| Service/Survey 1 meter up to 1,800A | \$110.00 | \$221.00 |
| Service/Survey 1 meter to 2,500A | \$166.00 | \$333.00 |
| Service/Survey 1 meter over 2,500A | \$166.00 | \$333.00 |
| Service/Survey additional meter | \$14.00 | \$69.00 |
| Signs/Outline Lighting | \$28.00 | \$83.00 |
| Solar System (Hot Water) | \$83.00 | \$83.00 |
| Spa/Hot tub Package Unit | \$83.00 | \$110.00 |
| Special Circuits | \$55.00 | \$83.00 |
| Spray Booth | \$166.00 | \$166.00 |
| Swimming Pool Bond only | \$55.00 | \$83.00 |
| Temporary Power 1 meter up to 200A | \$83.00 | \$83.00 |
| Temporary Power 1 meter up to 600A | \$83.00 | \$110.00 |
| Temporary Power 1 meter over 600A | \$110.00 | \$138.00 |
| Transformers up to 5KVA | \$28.00 | \$83.00 |
| Transformers up to 10KVA | \$41.50 | \$83.00 |
| Transformers up to 150KVA | \$110.00 | \$138.00 |
| Transformers over 150KVA | \$166.00 | \$166.00 |
| Welding outlets | \$28.00 | \$69.00 |

| Mechanical Fixture Table | | |
|---|-----------------|---------------------------|
| <u>Item</u> | <u>Unit Fee</u> | <u>Minimum Permit Fee</u> |
| Add Air Conditioning | \$28.00 | \$69.00 |
| Annual Maintenance Fee | \$1,992.00 | \$1,992.00 |
| Appliance, New | \$28.00 | \$69.00 |
| Appliance, Replacement | \$28.00 | \$69.00 |
| Appliance, Replacement, Multi-Unit | \$28.00 | \$69.00 |
| Cooling Tower | \$166.00 | \$166.00 |
| Condensate Waste and/or Inlet Drain | \$28.00 | \$69.00 |
| Decorative Gas Appliance | \$41.50 | \$69.00 |
| Dry Well/French Drains | \$28.00 | \$69.00 |
| Ducts/Flues Alteration | \$28.00 | \$69.00 |
| Evaporative Cooler | \$41.50 | \$83.00 |
| Exhaust Duct (type 2) | \$55.00 | \$83.00 |
| Exhaust Fan | \$28.00 | \$69.00 |
| Exhaust Hood | \$166.00 | \$249.00 |
| Fan Coil | \$41.50 | \$83.00 |
| Furnace, New | \$55.00 | \$166.00 |
| Furnace Replacement | \$55.00 | \$138.00 |
| Furnace, Replacement (SFR) | \$55.00 | \$138.00 |
| Gas Line New or Extension (Rough and Final) | \$28.00 | \$83.00 |
| Gas Line New or Extension (Final) | \$28.00 | \$83.00 |
| Gas Line Retest | \$28.00 | \$83.00 |
| Heating and Cooling App to 500K BTU | \$28.00 | \$83.00 |
| Heating and Cooling App to 1000K BTU | \$28.00 | \$83.00 |
| Heating and Cooling App to 1750K BTU | \$28.00 | \$83.00 |
| Heating and Cooling App over 1750K BTU | \$28.00 | \$83.00 |
| Heat Pump (includes condensate) | \$28.00 | \$83.00 |
| Mechanical By Inspection | \$83.00 | \$83.00 |
| Mech Equipment Reinstallation (w/reroof) | \$28.00 | \$83.00 |
| Mech Repair (w/reroof) | \$28.00 | \$83.00 |
| Product Conveying System | \$166.00 | \$194.00 |
| Spray Booth | \$166.00 | \$194.00 |

| Plumbing Fixture Table | | |
|---|-----------------|---------------------------|
| <u>Item</u> | <u>Unit Fee</u> | <u>Minimum Permit Fee</u> |
| Annual Maintenance Fee | \$1,992.00 | \$1,992.00 |
| Backflow or Vacuum Breaker | \$28.00 | 69.00 |
| Boiler | \$83.00 | \$194.00 |
| Chemical Waste Piping | \$28.00 | \$221.00 |
| Chemical Waste Treatment System | \$110.00 | \$221.00 |
| Chemical Waste Secondary Containment | \$110.00 | \$166.00 |
| Condensate Waste and/or Inlet Drain | \$28.00 | \$69.00 |
| Dry Well/French Drains | \$28.00 | \$69.00 |
| DWV/Water Alteration | \$28.00 | \$69.00 |
| Fixture, New | \$28.00 | \$207.00 |
| Fixture, Single Replacement | \$28.00 | \$69.00 |
| Fixture, Multiple Replacements | \$28.00 | \$69.00 |
| Gas, Earthquake Valve | \$28.00 | \$69.00 |
| Gas Log Lighter | \$28.00 | \$69.00 |
| Gas Piping New or Extension (Final) | \$28.00 | \$83.00 |
| Gas Piping New or Extension (Rough and Final) | \$28.00 | \$83.00 |
| Gas Retest | \$41.50 | \$83.00 |
| Grease Trap | \$83.00 | \$194.00 |
| Indirect Waste | \$28.00 | \$69.00 |
| Interceptor | \$83.00 | \$194.00 |
| Lift Station | \$55.00 | \$138.00 |
| Plumb by Inspection | \$83.00 | \$83.00 |
| Property Line Clean Out | \$28.00 | \$69.00 |
| Re-Pipe | \$55.00 | \$110.00 |
| Re-Pipe W/Gyp Repair | \$110.00 | \$332.00 |
| Re-Pipe W/Gyp and Shear Repair | \$166.00 | \$415.00 |
| Re-Pipe W/Shear Repair | \$110.00 | \$332.00 |
| Roof Drain/Rainwater Leaders | \$28.00 | \$83.00 |
| Sanitary Sewer Disposal System | \$83.00 | \$166.00 |
| Sanitary or Storm Sewer Manhole | \$28.00 | \$83.00 |
| Sanitary Sewer per Building | \$28.00 | \$83.00 |
| Sanitary Sewer (common lateral) | \$28.00 | \$83.00 |
| Sanitary Sewer Plug | \$28.00 | \$69.00 |
| Sanitary Sewer, Replacement | \$28.00 | \$83.00 |
| Sanitary or Storm Sewer Connection | \$55.00 | \$83.00 |
| Septic Tank/Abatement/Sewer Survey | \$83.00 | \$166.00 |
| Solar Systems | \$55.00 | \$83.00 |
| Steam/Hot Water System (Hydronics) | \$55.00 | \$166.00 |
| Storm Sewer Inlets | \$28.00 | \$69.00 |
| Storm Sewer Area Drains | \$28.00 | \$69.00 |
| Water Heater, New | \$28.00 | \$84.00 |
| Water Heater, Replacement | \$28.00 | \$84.00 |
| Water Heater, Replacement (SFR) | \$28.00 | \$84.00 |
| Water Service (per outlet) | \$28.00 | \$69.00 |
| Water Service Replacement | \$28.00 | \$69.00 |
| Water Treatment Equipment | \$28.00 | \$69.00 |

| NON RESIDENTIAL BUILDING PERMITS - BASED ON VALUATION | |
|---|---|
| Valuation is based on City calculated value or the contract value whichever is greater. Valuation is also used to determine development taxes. The table on Page 13 is used to determine calculated value for Non Residential (Commercial/Industrial) Projects. | |
| TOTAL VALUATION | FEE |
| \$1 to \$1,220 | \$83.00 |
| \$1,221 to \$2,000 | \$83.00 for the first \$1,220.00 plus \$3.50 for each additional \$100.00 or fraction thereof |
| \$2,001 to \$25,000 | \$110.30 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof |
| \$25,001 to \$50,000 | \$432.30 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof |
| \$50,001 to \$100,000 | \$684.80 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof |
| \$100,001 to \$500,000 | \$1034.80 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof |
| \$500,001 to \$1,000,000 | \$3274.80 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof |
| \$1,000,001 and up | \$5649.80 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof |

Non-Residential (Commercial/Industrial) Square Foot Minimum Valuation Table

| Use | Base Line | I FR & II FR | II 1-HR | II N II 1-HR Sprinkler Substitute | III 1-HR | III N III 1-HR Sprinkler Substitute | IV | V 1-HR | VN VI-HR Sprinkler Substitute | Sub-Trade Fees per sq. ft. for each Trade |
|---------------------------------|--------------------|-------------------|-------------------|--|-------------------|--|-------------------|-------------------|--|---|
| Agricultural | Warehouse | 49.40 | 29.30 | 27.50 | 33.20 | 31.60 | 29.30 | 29.30 | 27.50 | 0.04 |
| Aircraft Repair Hanger | Industrial | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.15 |
| Amusement Park | Contract only | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | 0.12 |
| Antenna/cell site | Industrial | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.22 |
| Auditorium/Assembly | | 104.80 | 75.90 | 71.80 | 79.80 | 75.70 | 76.30 | 76.30 | 71.20 | 0.10 |
| Bank | | 148.10 | 109.10 | 105.60 | 120.40 | 116.10 | 109.10 | 109.10 | 104.50 | 0.06 |
| Bowling Alley | | 68.34 | 51.00 | 47.60 | 55.50 | 51.90 | 37.40 | 37.40 | 36.65 | 0.12 |
| Cafeteria | Restaurant | 120.42 | 90.09 | 81.17 | 97.40 | 94.10 | 89.20 | 89.20 | 85.70 | 0.22 |
| Canopy Building | | | | 28.00 | | | | | 28.00 | 0.04 |
| Church | | 99.20 | 74.50 | 70.80 | 81.00 | 77.40 | 75.70 | 75.70 | 71.20 | 0.10 |
| Day Care | School | 111.20 | 75.90 | 69.25 | 81.20 | 78.10 | 76.10 | 76.10 | 72.60 | 0.10 |
| Dry Cleaning | Store/Retail | 82.40 | 50.40 | 49.30 | 61.30 | 57.50 | 51.60 | 51.60 | 47.70 | 0.15 |
| Food Manufacturing | Industrial | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.15 |
| Hazardous | Industrial | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.22 |
| Health Club | Auditorium | 104.80 | 75.90 | 71.80 | 79.80 | 75.70 | 76.30 | 76.30 | 71.20 | 0.10 |
| Homes for Elderly | | 103.70 | 84.20 | 80.60 | 87.70 | 84.10 | 84.70 | 84.70 | 81.80 | 0.10 |
| Hotel Motel | | 101.00 | 76.96 | 69.34 | 87.50 | 83.40 | 76.20 | 76.20 | 74.70 | 0.10 |
| Industrial/Manufacturing | | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.15 |
| Laundromat | Store/Retail | 82.40 | 50.40 | 49.30 | 61.30 | 57.50 | 51.60 | 51.60 | 47.70 | 0.22 |
| Market | Store/Retail | 82.40 | 50.40 | 49.30 | 61.30 | 57.50 | 51.60 | 51.60 | 47.70 | 0.22 |
| Medical/Dental Office | Medical | 119.50 | 92.20 | 87.60 | 100.00 | 93.10 | 90.20 | 90.20 | 87.00 | 0.15 |
| Office | | 106.80 | 71.50 | 68.10 | 77.20 | 73.80 | 72.30 | 72.30 | 68.10 | 0.06 |
| Preschool | School | 111.20 | 75.90 | 69.25 | 81.20 | 78.10 | 76.10 | 76.10 | 72.60 | 0.10 |
| Closed Public Parking Garage | | 48.90 | 34.04 | 28.00 | 37.00 | 32.90 | 33.70 | 33.70 | 33.03 | 0.01 |
| Open Public Park Garage | | 36.70 | | | | | | | | 0.01 |
| R and D Lab | Office | 106.80 | 71.50 | 68.10 | 77.20 | 73.80 | 72.30 | 72.30 | 68.10 | 0.15 |
| Recreational Bldg. | Auditorium | 104.80 | 75.90 | 71.80 | 79.80 | 75.70 | 76.30 | 76.30 | 71.20 | 0.10 |
| Repair Garage | Service Station | 80.60 | 60.30 | 67.20 | 70.10 | 63.28 | 59.70 | 59.70 | 58.51 | 0.22 |
| Restaurant | | 120.42 | 90.09 | 81.17 | 97.40 | 94.10 | 89.20 | 89.20 | 85.70 | 0.22 |
| School | | 111.20 | 75.90 | 69.25 | 81.20 | 78.10 | 76.10 | 76.10 | 72.60 | 0.10 |
| Server Farm | Office | 106.80 | 71.50 | 68.10 | 77.20 | 73.80 | 72.30 | 72.30 | 68.10 | 0.15 |
| Service Station (Gasoline) | | 80.60 | 60.30 | 67.20 | 70.10 | 63.28 | 59.70 | 59.70 | 58.51 | 0.22 |
| Semiconductor Fab | Industrial | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.12 |
| Shell Building | Office | 106.80 | 71.50 | 68.10 | 77.20 | 73.80 | 72.30 | 72.30 | 68.10 | 0.06 |
| Shopping Mall | Store/Retail | 82.40 | 50.40 | 49.30 | 61.30 | 57.50 | 51.60 | 51.60 | 47.70 | 0.15 |
| Stadium | Assembly | 104.80 | 75.90 | 71.80 | 79.80 | 75.70 | 76.30 | 76.30 | 71.20 | 0.12 |
| Store/Retail | | 82.40 | 50.40 | 49.30 | 61.30 | 57.50 | 51.60 | 51.60 | 47.70 | 0.15 |
| Temporary Use | | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | Contract Value | 0.12 |
| Theater | | 109.80 | 76.05 | 68.52 | 80.00 | 76.20 | 75.30 | 75.30 | 71.20 | 0.12 |
| Tilt up Office | | | | | | 57.01 | | | | 0.06 |
| Tilt up Warehouse | | | | | | 30.00 | | | | 0.04 |
| Warehouse storage | | 49.40 | 29.30 | 27.50 | 33.20 | 31.60 | 29.30 | 29.30 | 27.50 | 0.04 |
| Woodworking | Industrial | 56.90 | 39.60 | 36.40 | 43.60 | 41.10 | 41.10 | 41.10 | 37.60 | 0.15 |
| Regional modifier 1.16 | | | | | | | | | | |
| Sprinkler add \$2.60 | | | | | | | | | | |
| Conditioned Add 4.20 | | | | | | | | | | |
| Story add > 3 = .5% per story | | | | | | | | | | |
| TI = 23% of table values | | | | | | | | | | |
| FI = 20% of table values | | | | | | | | | | |

Note – Valuation to be used is total including, AC and sprinklers if utilized, story addition and regional modifier.

REGIONAL MODIFIER: The following modifier is to be used in conjunction with the building valuation data. To use this modifier, multiply the total computed listed cost per square foot by the regional modifier for San Jose. San Jose (San Francisco Bay Area) 1.16 City Ordinance Section 24.01.290 defines "value" or "valuation" as applied to a building, is the estimated cost to replace the building in kind, based on current replacement costs. But in no case, shall it be less than published valuation table above.

| MISCELLANEOUS VALUATIONS | |
|---|----------------------|
| Category | Value |
| Agricultural Building | \$20.00/sq. ft. |
| Aluminum, vinyl, wood siding (re-siding) and stucco/re-stucco | \$6.75/sq. ft. |
| Antennas | |
| Towers | \$3,355.00/each |
| Dish, greater than 2' Diameter w/decoder | \$4,120.00/each |
| Awning or Canopy | |
| Aluminum | \$21.50/sq. ft. |
| Canvas | \$9.75/sq. ft. |
| Balcony, Covered Porch | \$18.50/sq. ft. |
| Decks (Wood) | \$12.25/sq. ft. |
| Fence or Freestanding wall | |
| Wood or chain link | \$3.50/sq. ft. |
| Masonry | \$10.25/sq. ft. |
| Wrought iron | \$6.75/sq. ft. |
| Fireplaces (Masonry) | |
| Repair | \$1,685.00 |
| Replacement | \$4,445.00 |
| Retaining wall | |
| Concrete or masonry | \$18.00/sq. ft. |
| Wood | \$5.75/sq. ft. |
| Roof Structure Replacement | \$14.75/sq. ft. |
| Plumbing wall | \$27.50/sq. ft. |
| Nonbearing wall | \$13.75/sq. ft. |
| Bearing wall | \$16.50/sq. ft. |
| T-bar ceiling | \$3.50/sq. ft. |
| Restroom addition: | |
| Lavatory | \$1,955.00/each |
| Toilet | \$2,605.00/each |
| Shower | \$2,605.00/each |
| Commercial Tenant Improvement | |
| Retail Tenant Improvement (for type VN construction) | \$13.75/sq. ft. min. |
| Office Tenant Improvement (for type VN construction) | \$18.00/sq. ft. min. |
| For other types of construction refer to Policy SJMC 2402.400 Table 1A. | |
| Skylights | |
| Dome/Tube | \$870.00/each |
| No structural frame modifications | \$1,735.00/each |
| All others | \$2,880.00/each |

RESIDENTIAL BUILDING PERMIT VALUATION

The following valuation table is utilized to determine valuation for residential development taxes only

| | | | |
|--|-----------------|-----------|------------------|
| 1,2 and non rated wood frame multi-family residences | | | \$67.50/sq. ft. |
| Additions (and recreation room detached) | | | \$67.50/sq. ft. |
| Accessory/garage/workshop (attached or detached) wood frame | | | \$24.50/sq. ft. |
| Accessory/garage (attached or detached) masonry | | | \$27.50/sq. ft. |
| Open Carports | | | \$19.50/sq. ft. |
| Type I Open Garage | | | \$37.40/sq. ft. |
| Type I Closed Garage | | | \$40.90/sq. ft. |
| Type I Open Garage with Sprinklers | | | \$40.00/sq. ft. |
| Type I Closed Garage with Sprinklers | | | \$43.50/sq. ft. |
| To build an unfinished room | \$34.75/sq. ft. | to finish | \$32.75/sq. ft. |
| Basement - to build semi-finished | \$20.50/sq. ft. | to finish | \$47.00/sq. ft. |
| to build unfinished | \$15.50/sq. ft. | to finish | \$52.25/sq. ft. |
| Attic - | | to finish | \$32.75/sq. ft. |
| Wood patio cover | | | \$12.25/sq. ft. |
| Metal patio cover | | | \$8.25/sq. ft. |
| 3 side screen room (metal or wood) | | | \$18.50/sq. ft. |
| 2 side screen room (metal or wood) | | | \$16.50/sq. ft. |
| Patio cover lattice roof | | | \$6.75/sq. ft. |
| Swimming pool/Spa (plaster) | | | \$29.25/sq. ft. |
| (vinyl/fiberglass) | | | \$20.00/sq. ft. |
| Interior alteration - as per bid/or the following min. | | | |
| - If no structural work is being done | | | \$32.75/sq. ft. |
| - If structure is being altered | | | 53.75/sq. ft. |
| Min valuation for a kitchen minor alteration | | | \$10,000.00 each |
| Min valuation for a kitchen major alteration | | | \$20,000.00 each |
| Min valuation for bathroom minor alteration | | | \$5,000.00 each |
| Min valuation for bathroom major alteration | | | \$10,000.00 each |
| Doors and Windows | | | \$515.00 each |
| Bay Windows | | | \$2,555.00 each |
| Bay Windows with floor | | | \$5,000.00 each |
| House Move | | | \$32.75/sq. ft. |
| Garage Move | | | \$12.25/sq. ft. |

| BUILDING PLAN REVIEW SERVICES | |
|--|---|
| Non –Residential Plan Review | 72% of the building permit fee. (Review time is limited to the hours paid after 2 hours in the second cycle) additional review time \$170.00 per hour |
| Residential Plan Review | \$170.00 per hour or the fees listed in the Residential Plan Review Fee Table. The initial plan review fee assessed covers all staff hours spent in the initial plan review (1 st cycle) plus 2 hours of additional time for review of resubmitted plans (2 nd cycle). Additional review time after that is assessed at \$170.00 per hour |
| Factory built dwelling or mobile home | \$170.00 per hour review time |
| Energy Conservation surcharge (utilized for Title 24 energy regulation review) | 12% of the building permit fee |
| Subdivisions Plot Review | \$170.00 per hour (15 minutes minimum) |
| Express Plan Review | 1.5 times the current plan review hourly rate applied to actual hours expended |
| Intermediate Plan Review | 1.5 times the current plan review hourly rate applied to actual hours expended with a minimum of regular plan review fee charged at submission |
| Coordinated Plan Review | 1.5 times the current plan review hourly rate applied to actual hours expended or \$1,000.00 whichever is greater with a minimum of regular plan review fee charged at submission |
| Plan Review Re-filing Fee | \$170.00 per hour (1 hour minimum) |
| Condominium Conversion | \$170.00 per hour |
| Accessibility Exemption Application (Unreasonable Hardship) | \$170.00 per application |
| Rough Framing Fee | \$170.00 per hour |
| Plan Review Services for which no fee is otherwise specified | \$170.00 per hour (minimum charge - 1/2 hour) |
| Alternate Materials and Methods Requests | \$510.00 per application plus \$170.00 per hour after first three hours of analysis |
| Master File Plan Review (pools, sound walls, patio covers, screen rooms etc.) | \$170.00 per hour (minimum charge - 1/2 hour) |
| Plan Review Services for which no fee is otherwise specified | \$170.00 per hour (minimum charge - 1/2 hour) |
| Complexity Surcharge Fees(Do not Apply to any Expedited Reviews) | |
| Historic | \$170.00 per hour (1/2 hr Min) |
| Geohazard Zone | \$170.00 per hour (1/2 hr Min) |
| Seismic Hazards | \$170.00 per hour (1/2 hr Min) |
| Flood Zone | \$170.00 per hour (1/2 hr Min) |
| Planning Adjustment Review | \$170.00 per hour (1/2 hr Min) |
| Planning Conformance Review | \$170.00 per hour (1/2 hr Min) |
| Soils Report | \$170.00 per hour (1/2 hr Min) |
| Fire Review | \$170.00 per hour (1/2 hr Min) |
| ADA Accessibility | \$170.00 per hour (1 hr Min) |
| Structural Calculation | \$170.00 per hour (1 hr Min) |
| Fire Protection | \$170.00 per hour (1 hr Min) |
| Exiting | \$170.00 per hour (1 hr Min) |

Residential Plan Review Table

Plan Review Base Fees are based on the average number of staff hours required to complete the project. *Maximum fee caps (Max Cap) apply when multiple additions or alterations listed in this table are combined into a single permit

| <u>Category</u> | <u>Hours</u> | <u>Base Fee</u> | <u>Size and Trade Modifiers</u> (additional increment in hours) |
|--|--------------|-----------------|--|
| <u>*Single Family Max Cap</u> | | | |
| Single Family Tracts - 1 Story | 10 | \$1,700.00 | |
| Single Family Tracts - 2 Story | 14 | \$2,380.00 | |
| Custom Homes - 1 Story | 12 | \$2,040.00 | |
| Custom Homes - 2 Story | 16 | \$2,720.00 | |
| <u>*Add/Alt Combo Max Caps</u> | | | |
| Alteration (A1) Cap | 4 | \$680.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Addition (A1) Cap | 5 | \$850.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Add/Alt (A1) Cap | 6 | \$1,020.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Alteration (A2) Cap | 6 | \$1,020.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Addition (A2) Cap | 8 | \$1,360.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Add/Alt (A2) Cap | 9 | \$1,530.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| RS Garage Cap | 6 | \$1,020.00 | |
| Accessory Cap | 6 | \$1,020.00 | for the first 1000 sq ft +.0015 hrs for ea add sq ft |
| Combinations (add/alt, garage, acc) (A1) | 7 | \$1,190.00 | for the first 1,000 sq ft +.0010 hrs fore ea add sq ft |
| Combinations (add/alt, garage, acc) (A2) | 10 | \$1,700.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| <u>New Construction Dwellings</u> | | | |
| Single Family Tracts (A1) - 1 Story | 8 | \$1,360.00 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Single Family Tracts (A2) - 2 Story | 12 | \$2,040.00 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Custom Homes (A1) 1 Story | 9 | \$1,530.00 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Custom Homes (A2) 2 Story | 14 | \$2,380.00 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Modular Home | 6 | \$1,020.00 | for the first 1,500 sq ft +.0010 hrs for ea add sq ft |

| <u>Addition</u> | | | |
|-------------------------------|----|------------|---|
| Habitable area added (A1) | 5 | \$850.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Habitable area added (A2) | 8 | \$1,360.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Complete Rebuild (A1) | 9 | \$1,530.00 | for the first 1,500 sq ft +.0010 hrs for ea add sq ft |
| Complete Rebuild (A2) | 14 | \$2,380.00 | for the first 2,000 sq ft +.0010 hrs for ea add sq ft |
| Pool Cabana | 5 | \$850.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished Room to Build (A1) | 4 | \$680.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished Room to Build (A2) | 7 | \$1,190.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished basement to build | 5 | \$850.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |

| Residential Plan Review Table (continued) | | | |
|---|--------------|-----------------|--|
| <u>Alterations</u> | <u>Hours</u> | <u>Base Fee</u> | |
| Alteration Structural (A1) | 3 | \$510.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Alteration Structural (A2) | 4 | \$680.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Alteration Nonstructural | 2 | \$340.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Attic Conversion | 4 | \$680.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Awning Aluminum | 1 | \$170.00 | |
| Awning Canvas | 1 | \$170.00 | |
| Balcony | 3 | \$510.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Baths Major Alts (fixtures moved) | 0.5 | \$85.00 | |
| Baths Minor Alts | 0.25 | \$42.50 | |
| Bay windows # | 1 | \$170.00 | |
| Bay windows # (w/Floor) | 2 | \$340.00 | |
| Covered Porch | 2 | \$340.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Deck 1 Story | 3 | \$510.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Deck 2 Story | 4 | \$680.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Dishes >2' # | 1 | \$170.00 | |
| Fireplace (chimney rebuild) # | 1 | \$170.00 | |
| Fireplace (complete rebuild) # | 2 | \$340.00 | |
| Foundation Bolting (LnFt) | 1.5 | \$255.00 | for the first 200 sq ft +.0050 hrs for ea add sq ft |
| Foundation Pier Blocks (each) | 1 | \$170.00 | |
| Foundation Repair (LnFt) | 4 | \$680.00 | for the first 2000 sq ft +.0010 hrs for ea add sq ft |
| Garage Conversion | 5 | \$850.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Kitchens Major Alts | 1 | \$170.00 | |
| Kitchens Minor Alts | 0.25 | \$42.50 | |
| Patio cover (lattice) | 1.5 | \$255.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Patio cover (metal) | 1 | \$170.00 | |
| Patio cover (wood) | 2 | \$340.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Residing/Stucco | 1 | \$170.00 | |
| Roof structural replacement | 2 | \$340.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Screen Room (2 sided) | 4 | \$680.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Screen Room (3 sided) | 4 | \$170.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Skylight dome # | 0.5 | \$85.00 | |
| Skylight non-structural # | 0.5 | \$85.00 | |
| Skylight structural # | 1.5 | \$255.00 | |
| Unfinished basement to finish | 2 | \$340.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Unfinished room to finish | 2 | \$340.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Walls (bearing) | 2 | \$340.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Walls (non-bearing) | 1 | \$170.00 | for the first 200 sq ft +.0005 hrs for ea add sq ft |
| Walls (plumbing) | 1 | \$170.00 | |
| Windows/Doors # | 1 | \$170.00 | |
| Work Shop | 3 | \$510.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |

| Residential Plan Review Table (continued) | | | |
|---|--------------|-----------------|---|
| <u>RS Garage</u> | <u>Hours</u> | <u>Base Fee</u> | |
| Attached Framed | 3 | \$510.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Attached Masonry | 4 | \$680.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Attached Open Carport | 2 | \$340.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Detached Framed | 3 | \$510.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Detached Masonry | 4 | \$680.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Detached Open Carport | 2 | \$340.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| Garage Move | 3 | \$510.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| | | | |
| <u>Accessory Site</u> | | | |
| # Antenna Tower <=30' | 2 | \$340.00 | 0.50 hr for each additional antenna tower |
| # Antenna Tower >30' | 3 | \$510.00 | 0.50 hr for each additional antenna tower |
| Accessory Structure (Wood) | 3 | \$510.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Accessory Structure (Masonry) | 4 | \$680.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Deck Detached | 3 | \$510.00 | for the first 500 sq ft +.0020 hrs for ea add sq ft |
| Dishes >2' # | 0.5 | \$85.00 | |
| Fence (masonry) | 1 | \$170.00 | for the first 1,000 sq ft +.0005 hrs for ea add sq ft |
| Fence (wood, chain link) | 1 | \$170.00 | for the first 1,000 sq ft +.0005 hrs for ea add sq ft |
| Fence (wrought Iron) | 1 | \$170.00 | for the first 1,000 sq ft +.0005 hrs for ea add sq ft |
| Patio cover (lattice) | 1.5 | \$255.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Patio cover (metal) | 1 | \$170.00 | |
| Patio cover (wood) | 2 | \$340.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Residing/Stucco | | | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Retaining wall (masonry) | 3 | \$510.00 | for the first 1,000 sq ft +.0010 hrs for ea add sq ft |
| Retaining wall (wood) | 3 | \$510.00 | for the first 1,000 sq ft +.0010 hrs for ea add sq ft |
| Spa/Hot Tub (Plaster) | 1 | \$170.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Storage Shed (masonry) | 4 | \$680.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Storage Shed (wood) | 3 | \$510.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Swimming pool (Fiberglass) | 1 | \$170.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| Swimming pool (plaster) | 4 | \$680.00 | for the first 500 sq ft +.0030 hrs for ea add sq ft |
| Swimming pool (vinyl) | 1 | \$170.00 | for the first 500 sq ft +.0010 hrs for ea add sq ft |
| | | | |
| <u>Move</u> | | | |
| House Move (A1) 1 Story | 5 | \$850.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| House Move (A2) 2 Story | 8 | \$1,360.00 | for the first 1,000 sq ft +.0020 hrs for ea add sq ft |
| | | | |

PLUMBING AND MECHANICAL PLAN REVIEW FEES

| | |
|-------------------------------|--|
| Plumbing | 25% of the plumbing permit fee or \$170.00 per hour, whichever is greater |
| Mechanical | 25% of the mechanical permit fee or \$170.00 per hour, whichever is greater |
| Expedited Reviews Express, | 1.5 times the current plan review hourly rate applied to actual hours expended |
| Intermediate or Coordinated | 1.5 times the current plan review hourly rate applied to actual hours expended with a minimum of regular plan review fee charged at submission |

ELECTRICAL PLAN REVIEW FEES

| | |
|-------------------------------|--|
| Electrical | 35% of the electrical permit fee |
| Expedited Reviews: Express | 1.5 times the current plan review hourly rate applied to actual hours expended |
| Intermediate or Coordinated | 1.5 times the current plan review hourly rate applied to actual hours expended with a minimum of regular plan review fee charged at submission |

| FIRE PREVENTION | | | |
|--|---|------------|---|
| ARCHITECTURAL PLAN CHECK BASE FEES | | | |
| R3 Occupancies | | | |
| Type | Base Hours | Base Fees | Modifier |
| Custom Single Family Dwelling | 2 | \$354.00 | |
| Single Family Tracts | 3 | \$531.00 | |
| Multi-Family Buildings | | | |
| Area in Sq-Ft | Base Hours | Base Fees | Size Modifier |
| 1 to 10,000 | 8 | \$1,416.00 | |
| 10,001 to 20,000 | 8 | \$1,416.00 | plus 0.0007 hour per sq-ft over 10,000 |
| >20,000 | 15 | \$2,655.00 | plus 0.0006 hour per sq-ft over 20,000 |
| *High-Rise Building Modifier - 1.1 | | | |
| Commercial & Industrial New Buildings (Shell) & Additions | | | |
| Area in Sq-Ft | Base Hours | Base Fees | Size Modifier |
| 1 to 5,000 | 5 | \$885.00 | |
| 5,001 to 20,000 | 5 | \$885.00 | plus 0.0006 hour per sq-ft over 5,000 |
| >20,000 | 14 | \$2,478.00 | plus 0.0005 hour per sq-ft over 20,000 |
| *High-Rise Building Modifier - 1.1 | | | |
| Tenant Improvement, Alteration and Interior Finish (All Occupancies except R3) | | | |
| Area in Sq-Ft | Base Hours | Base Fees | Size Modifier |
| 1 to 5,000 | 2.5 | \$442.50 | |
| 5,001 to 20,000 | 2.5 | \$442.50 | plus 0.0003 hour per sq-ft over 5,000 |
| >20,000 | 7 | \$1,239.00 | plus 0.00025 hour per sq-ft over 20,000 |
| Tenant Improvement, Alteration and Interior Finish (All Occupancies except R3) | | | |
| Occupancy | Occupancy Modifier | | |
| B, R1, R2, S4, U1 & U2 | 1 | | |
| A3, E2, E3, F2, I3, M, S1, S2, & S3 | 1.5 | | |
| A2.1, A4, E1, F1, H1, H2, H3, H4, H5, H6, H7, H8, I1.2, I2 & S5 | 2 | | |
| A1, A2 & I1.1 | 2.5 | | |
| Mixed Use | use occupancy with highest modifier | | |
| Other Plan Review Services | | Fee | |
| Architectural Express Plan Check | 1.5 times the hourly rate | | |
| Architectural Intermediate Plan Check | 1.5 times the architectural plan review fee | | |
| Architectural Special Tenant Improvement | 1.5 times the architectural plan review fee | | |

Application of Table - The tables above are based on the average plan check hours per category and a billable hourly rate of \$177.00 per hour. The base fees include an unlimited plan check time for the first and second review cycles. The total hours purchased (fee/\$177.00) will limit the available plan check service allowed.

| FIRE PREVENTION | | | |
|---|------------|-----------|--------------------------------|
| FIRE-ARCHITECTURAL INSPECTION BASE FEES | | | |
| R3 Occupancies | | | |
| Type | Base Hours | Base Fees | Modifier |
| Custom Single Family Dwelling | 1 | \$177.00 | |
| Single Family Tracts | 1.5 | \$265.50 | plus 0.25 hour per unit over 6 |

| Multi-Family Buildings | | | |
|------------------------------------|------------|-----------|---|
| Area in Sq-Ft | Base Hours | Base Fees | Size Modifier |
| 1 to 10,000 | 2 | \$354.00 | |
| 10,001 to 20,000 | 2 | \$354.00 | plus 0.00025 hour per sq-ft over 10,000 |
| >20,000 | 4.5 | \$796.50 | plus 0.0002 hour per sq-ft over 20,000 |
| *High-Rise Building Modifier - 1.2 | | | |

| Commercial & Industrial New Buildings (Shell) & Additions | | | |
|--|------------|-----------|--|
| Area in Sq-Ft | Base Hours | Base Fees | Size Modifier |
| 1 to 5,000 | 2 | \$354.00 | |
| 5,001 to 20,000 | 2 | \$354.00 | plus 0.00015 hour per sq-ft over 5,000 |
| >20,000 | 4.25 | \$752.25 | plus 0.000125 hour per sq-ft over 20,000 |
| *High-Rise Building Modifier - 1.2 | | | |

| Tenant Improvement, Alteration and Interior Finish (All Occupancies except R3) | | | |
|--|------------|-----------|--|
| Area in Sq-Ft | Base Hours | Base Fees | Size Modifier |
| 1 to 5,000 | 1.5 | \$265.50 | |
| 5,001 to 20,000 | 1.5 | \$265.50 | plus 0.00015 hour per sq-ft over 5,000 |
| >20,000 | 3.75 | \$663.75 | plus 0.000125 hour per sq-ft over 20,000 |

| Tenant Improvement, Alteration and Interior Finish (All Occupancies except R3) | |
|--|--|
| Occupancy | Occupancy Modifier |
| B, R1, R2, S4, U1 & U2 | 1 |
| A3, E2, E3, F2, I3, M, S1, S2, & S3 | 1.25 |
| A2.1, A4, E1, F1, H1, H2, H3, H4, H5, H6, H7, H8, I1.2, I2 & S5 | 1.5 |
| A1, A2 & I1.1 | 2 |
| Mixed Use | use occupancy with highest modifier |

Application of Table - The tables above are based on the average inspection hours per category and a billable hourly rate of \$177.00 per hour. The total hours purchased (fee/\$177.00) will limit the available inspection service allowed.

| FIRE PREVENTION ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL, OR ALTERATION PERMITS BASE PLAN CHECK FEES | | | |
|---|------------|----------|--|
| System | Base Hours | Base Fee | Size Modifier |
| <u>Fire Protection Systems</u> | | | |
| • Fire Alarm Systems | 1.00 | \$177.00 | for the first 12 devices/appliances + 0.01 hour per device/appliance over 12 |
| • Fire Suppression Detection and Monitoring System | 1.00 | \$177.00 | for the first 12 devices/appliances + 0.01 hour per device/appliance over 12 |
| • Fixed Extinguishing System | 1.00 | \$177.00 | |
| <u>Sprinklers, Standpipes & Pumps</u> | | | |
| • Underground Piping System | 1.50 | \$265.50 | for the first 200 feet of pipe + 0.0005 hour per foot over 200 |
| • Overhead Sprinkler System | 1.00 | \$177.00 | for the first 5,000 square-feet + 0.00004 hour per square-foot over 5,000 |
| • Standpipe System | 1.00 | \$177.00 | for the first 20 outlets + 0.1 hour per outlet over 20 |
| • Fire Pump | 2.00 | \$354.00 | |
| <u>Hazmat Systems</u> | | | |
| • Tanks (underground and aboveground) | 2.00 | \$354.00 | for the first tank + 1 hour per additional tank |
| • Hazardous Materials Systems that require submittal of plan | 2.00 | \$354.00 | for the first system + 1 hour per additional system |
| • Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan | 2.00 | \$354.00 | |
| • Liquified Petroleum Gases and associated piping systems | 2.00 | \$354.00 | for the first system + 1 hour per additional system |
| • Ozone Generating Equipment | 2.00 | \$354.00 | per equipment/system |
| • Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC | 2.00 | \$354.00 | per equipment/system |
| • Vapor Recovery System | 2.00 | \$354.00 | per equipment/system |
| • Inert Gas Installation Permit | 1.00 | \$177.00 | for the first system + 0.5 hour per additional system |

Application of Table - The table above is based on the average plan check hours per category and a billable hourly rate of \$177.00 per hour. The total hours purchased (fee paid/\$177.00) will limit the available plan check service allowed.

| FIRE PREVENTION ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL, OR ALTERATION PERMITS BASE PLAN CHECK FEES | | | |
|---|------------|----------|--|
| System | Base Hours | Base Fee | Size Modifier |
| <u>Fire Protection Systems</u> | | | |
| • Fire Alarm Systems | 1.00 | \$177.00 | for the first 12 devices/appliances + 0.01 hour per device/appliance over 12 |
| • Fire Suppression Detection and Monitoring System | 1.00 | \$177.00 | for the first 12 devices/appliances + 0.01 hour per device/appliance over 12 |
| • Fixed Extinguishing System | 1.00 | \$177.00 | |

| | | | |
|--|------|----------|---|
| <u>Sprinklers, Standpipes & Pumps</u> | | | |
| • Underground Piping System | 1.50 | \$265.50 | for the first 200 feet of pipe + 0.0005 hour per foot over 200 |
| • Overhead Sprinkler System | 1.00 | \$177.00 | for the first 5,000 square-feet + 0.00004 hour per square-foot over 5,000 |
| • Standpipe System | 1.00 | \$177.00 | for the first 20 outlets + 0.1 hour per outlet over 20 |
| • Fire Pump | 2.00 | \$354.00 | |

| | | | |
|--|------|----------|---|
| <u>Hazmat Systems</u> | | | |
| • Tanks (underground and aboveground) | 2.00 | \$354.00 | for the first tank + 1 hour per additional tank |
| • Hazardous Materials Systems that require submittal of plan | 2.00 | \$354.00 | for the first system + 1 hour per additional system |
| • Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan | 2.00 | \$354.00 | |
| • Liquified Petroleum Gases and associated piping systems | 2.00 | \$354.00 | for the first system + 1 hour per additional system |
| • Ozone Generating Equipment | 2.00 | \$354.00 | per equipment/system |
| • Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC | 2.00 | \$354.00 | per equipment/system |
| • Vapor Recovery System | 2.00 | \$354.00 | per equipment/system |
| • Inert Gas Installation Permit | 1.00 | \$177.00 | for the first system + 0.5 hour per additional system |

Application of Table - The table above is based on the average plan check hours per category and a billable hourly rate of \$177.00 per hour. The total hours purchased (fee paid/\$177.00) will limit the available plan check service allowed.

| FIRE PREVENTION ENGINEERING AND HAZMAT SYSTEMS INSTALLATION, REMOVAL, OR ALTERATION PERMITS BASE INSPECTION FEES | | | |
|---|------------|-----------|---|
| System | Base Hours | Base Fees | Size Modifier |
| <u>Fire Protection Systems</u> | | | |
| • Fire Alarm Systems | 1.00 | \$177.00 | for the first 8 devices and 4 appliances + 0.085 hour per device over 8 and 0.01 per appliance over 4 |
| • Fire Suppression Detection or Monitoring System | 1.00 | \$177.00 | for the first 8 devices and 4 appliances + 0.085 hour per device over 8 and 0.01 per appliance over 4 |
| • Fixed Extinguishing System | 1.50 | \$265.50 | plus 0.1 hour per nozzle over 20 |

| | | | |
|--|------|----------|--|
| <u>Sprinklers, Standpipes & Pumps</u> | | | |
| • Underground Piping System | 2.00 | \$354.00 | for the first 200 feet of pipe + 0.002 hour per foot over 200 |
| • Overhead Sprinkler System | 1.50 | \$265.50 | for the first 5,000 square-feet + 0.0002 hour per square-foot over 5,000 |
| • Standpipe System | 2.00 | \$354.00 | for the first 20 outlets + 0.2 hour per outlet over 20 |
| • Fire Pump | 4.00 | \$708.00 | |
| | | | |
| <u>Hazmat Systems</u> | | | |
| • Tanks (underground and above aboveground) | 1.00 | \$177.00 | |
| • Hazardous Materials Systems that require submittal of plan | 1.00 | \$177.00 | |
| • Closure of facilities storing, using, or handling hazardous materials that require submittal of a closure plan | 1.00 | \$177.00 | |
| • Liquefied Petroleum Gases and associated piping systems | 1.00 | \$177.00 | |
| • Ozone Generating Equipment | 1.00 | \$177.00 | |
| • Refrigeration/HVAC Systems above exempt amount in Article 63 of the UFC | 1.00 | \$177.00 | |
| • Vapor Recovery System | 1.00 | \$177.00 | |
| • Inert Gas Installation Permit | 1.00 | \$177.00 | |

Application of Table - The table above is based on the average inspection hours per category and a billable hourly rate of \$177.00 per hour. The total hours purchased (fee paid/\$177.00) will limit the available inspection service allowed.

CITY OF SAN JOSE DEVELOPMENT TAXES

THE FOLLOWING FEES ARE COLLECTED AT THE TIME OF PERMIT ISSUANCE:

1. COMMERCIAL, RESIDENTIAL, MOBILE HOME PARK CONSTRUCTION TAX

(Municipal Code, Chapter 4.47)

Applicable to Commercial and Residential Uses and Mobile Home Parks

- a) Commercial Use - 3% of the Building Valuation
- b) Residential Use - 2 3/4% of 88% of Building Valuation (2.42%)

2. BUILDING AND STRUCTURE CONSTRUCTION TAX (Municipal Code, Chapter 4.46)

- a) Commercial Use - 1 1/2% of the Building Valuation
- b) Industrial Use - 1% of the Building Valuation
- c) Residential Use - 1 3/4% of 88% of Building Valuation (1.54%)

3. RESIDENTIAL CONSTRUCTION TAX (Municipal Code, Chapter 4.64)

This tax is an additional tax equal to 120% of the Construction Tax listed in Item 4. b) below:

- 1 Family - \$180.00/unit
- 2 Family - \$136.80/unit
- 3 and 4 Family - \$122.10/unit
- 5 to 19 Family - \$99.00/unit
- 20 Family and up - \$90.00/unit

4. CONSTRUCTION TAX (Municipal Code, Chapter 4.54)

- a) Commercial Use, Industrial and all other non-residential uses \$.08/sq. ft. of all new building floor areas.
- b) Residential Uses
 - 1 Family - \$150.00/unit
 - 2 Family - \$114.00/unit
 - 3 and 4 Family - \$101.75/unit
 - 5 to 19 Family - \$82.50/unit
 - 20 Family and up - \$75.00/unit

5. SMIPA (Strong Motion Instrumentation Program Assessment)

This is a State of California fee that the City collects and submits to the State at the rate of:

- a) \$.10/\$1,000.00 Valuation for Residential (Revised 4/1/91) (.0001)
- b) \$.21/\$1,000.00 Valuation for Commercial (Revised 4/1/91) (.00021)